

169.0

0007

0019.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

754,100 / 754,100

USE VALUE:

754,100 / 754,100

ASSESSED:

754,100 / 754,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DESROSIERS JOSEPH M	
Owner 2: DOLAN AMY V	
Owner 3:	

Street 1: 25 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FAIBER NEIL -

Owner 2: FAIBER LEORA -

Street 1: 39 COLUMBIA ST #1

Twn/City: BROOKLINE

St/Prov: MA Cntry

Postal: 02446

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1265 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								5000.000		355,100				399,000		754,100							
Total Card								0.115		355,100				399,000		754,100							
Total Parcel								0.115		355,100				399,000		754,100							
Source: Market Adj Cost										Total Value per SQ unit /Card: 596.13		/Parcel: 596.13				Land Unit Type:							

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		169.0-0007-0019.A		Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes				
2022	101	FV	355,100	0	5,000.	399,000	754,100		Year end				12/23/2021
2021	101	FV	335,000	0	5,000.	399,000	734,000		Year End Roll				12/10/2020
2020	101	FV	335,000	0	5,000.	399,000	734,000	734,000	Year End Roll				12/18/2019
2019	101	FV	302,700	0	5,000.	399,000	701,700	701,700	Year End Roll				1/3/2019
2018	101	FV	309,000	0	5,000.	336,300	645,300	645,300	Year End Roll				12/20/2017
2017	101	FV	309,000	0	5,000.	307,800	616,800	616,800	Year End Roll				1/3/2017
2016	101	FV	309,000	0	5,000.	262,200	571,200	571,200	Year End				1/4/2016
2015	101	FV	271,200	0	5,000.	228,000	499,200	499,200	Year End Roll				12/11/2014

SALES INFORMATION

TAX DISTRICT								PAT ACCT.									
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
FAIBER NEIL,	71306-35	1	7/12/2018			750,000	No	No									
FAIBER CHARLES	50526-56		12/27/2007	Family			1	No	No								
VIGEANT JOHN A	49531-356		5/31/2007			527,000	No	No									
DOHERTY PATRICI	45094-477		4/29/2005			400,000	No	No									
	11842-540		6/9/1970			27,900	No	No	N								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/3/1999	314	Manual	3,600					REPLACE PORCH	4/9/2019	SQ Returned	JO	Jenny O
									8/21/2018	Inspected	CC	Chris C
									7/24/2018	MEAS&NOTICE	CC	Chris C
									12/3/2008	MLS	MM	Mary M
									12/2/2008	Meas/Inspect	355	PATRIOT
									8/7/2007	MLS	HC	Helen Chinal
									9/13/2005	MLS	HC	Helen Chinal
									12/14/1999	Meas/Inspect	243	PATRIOT
									7/16/1993		RV	

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 97 - Tudor	1	Rating: Good																				
Sty Ht: 2 - 2 Story		A Bath:	Rating:																			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																			
Prime Wall: 8 - Brick Veneer		A HBth:	Rating:																			
Sec Wall: 1 - Wood Shingl	10 %	OthrFix:	Rating:																			
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1														
Color: BRICK/GOLD		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Fpl: 1	Rating: Average			Other																
GENERAL INFORMATION				WSFlue:	Rating:	Upper																
Grade: C - Average		CONDOS INFORMATION				Lvl 2																
Year Blt: 1932	Eff Yr Blt:	Location:				Lvl 1																
Alt LUC:	Alt %:	Total Units:				Lower																
Jurisdct:	Fact: .	Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB 1												
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	6	3	M														
Sec Int Wall:	%	Economic:	%	Additions:																		
Partition: T - Typical		Special:	%	Kitchen:																		
Prim Floors: 3 - Hardwood		Override:	%	Baths:																		
Sec Floors:	%	Total:	4.6 %	Plumbing:																		
Bsmnt Flr: 12 - Concrete				Electric:																		
Subfloor:				Heating:																		
Bsmnt Gar: 1				General:																		
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 5 - Steam																						
# Heat Sys: 1																						
% Heated: 100	% AC: 100																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 169.0-0007-0019.A																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:										